

Gleniffer, 241 Rearquhar, Dornoch, Sutherland IV25 3NE

Offers Over £285,000





Superb opportunity to purchase a detached south-facing bungalow on an elevated position in the countryside approximately 3 miles from Dornoch. Accommodation: Entrance Vestibule, Hall, Living Room, Kitchen/Diner, Utility, Sun Room, 3 Bedrooms and a wet room Bathroom. The property is in walk-in condition and has been recently decorated throughout and benefits from new carpets and flooring. DG, OFCH and open fire in the living room. Excellent storage. Generous garden ground with parking for several cars and/or caravan. Space for a garage subject to Planning Permission. Externally, the property sits in generous garden grounds with a newly gravelled driveway leading from the road. Open views front and rear. Viewing is highly recommended.

The Royal Burgh of Dornoch is located amongst some of the most attractive scenery in Sutherland, situated just off the renowned NC500 scenic drive around the north Highlands. The town boasts the internationally famous Royal Dornoch Golf Course amongst its top tourist attractions, along with the historic square, Cathedral, beautiful sandy beaches and quaint streets. The town has primary and secondary schooling, a medical centre, a variety of shops and restaurants. A railway station and a choice of supermarkets are found in Tain, 9 miles away. Inverness, 45 miles to the south, has all the facilities of a modern city including a main line railway station and airport with regular flights to the South and Europe.



Entrance Vestibule: *1.38m x 1.12m*

Entered via a Upvc front door with glazed panel. Further glazed door to the hall.

Hall:

Spacious hall with access hatch to the attic. Large double fronted cupboard stores the fuses and meter. Further shelved cupboard provides additional storage. Radiator.

Living Room: *4.51m x 4.43m*

Well proportioned living room with two windows to the front providing open views. Open fire with a brick surround. Two radiators.

Kitchen/Diner: *6.11m x 3.24m*

Spacious and bright kitchen/diner with two windows overlooking the rear garden. Wooden wall and base units provide plenty of storage and work surfaces.* 1 ½ sink/ drainer. 5-ring gas cooker with electric ovens below. Ample space for dining table and chairs. Two radiators.

Utility Room: *2.20m x 1.65m*

Practical room with cupboard storage and work top space. Plumbed for washing machine, Stainless steel sink/drainer. Door to the Sun Room.

Sun Room: *2.57m x 2.06m*

Bright room, glazed on three sides, overlooking the rear garden. Storage cupboards. External glazed door to the garden.





Bedroom 1: 3.33m x 3.02m

Good sized bedroom with window to front and open views. Built-in cupboard with shelving and hanging rail. Radiator.

Bedroom 2: 3.90m x 3.33m

Spacious bedroom with two windows to front and open views. Built-in cupboard with shelving and hanging rail. Radiator.

Bedroom 3: 3.68m x 2.67m

Double bedroom with window overlooking the garden and open views. Built-in wardrobe with shelving and hanging rail provides good storage. Radiator.

Bathroom: 3.06m x 2.50m

Large bathroom set up as a wet room. Comprising a 4-piece suite comprising white WC, wash hand basin, bath and walk-in shower. Two windows to the rear. Radiator and towel radiator.

Externally:

Gleniffer is approached via a gated driveway which has been newly gravelled. The wooden shed is ideal for storage of garden furniture and equipment. Gravelled area for parking of several cars. The garden is predominantly laid to grass with mature trees and localised planting. The property is south facing and enjoys a sunny aspect.

Directions:

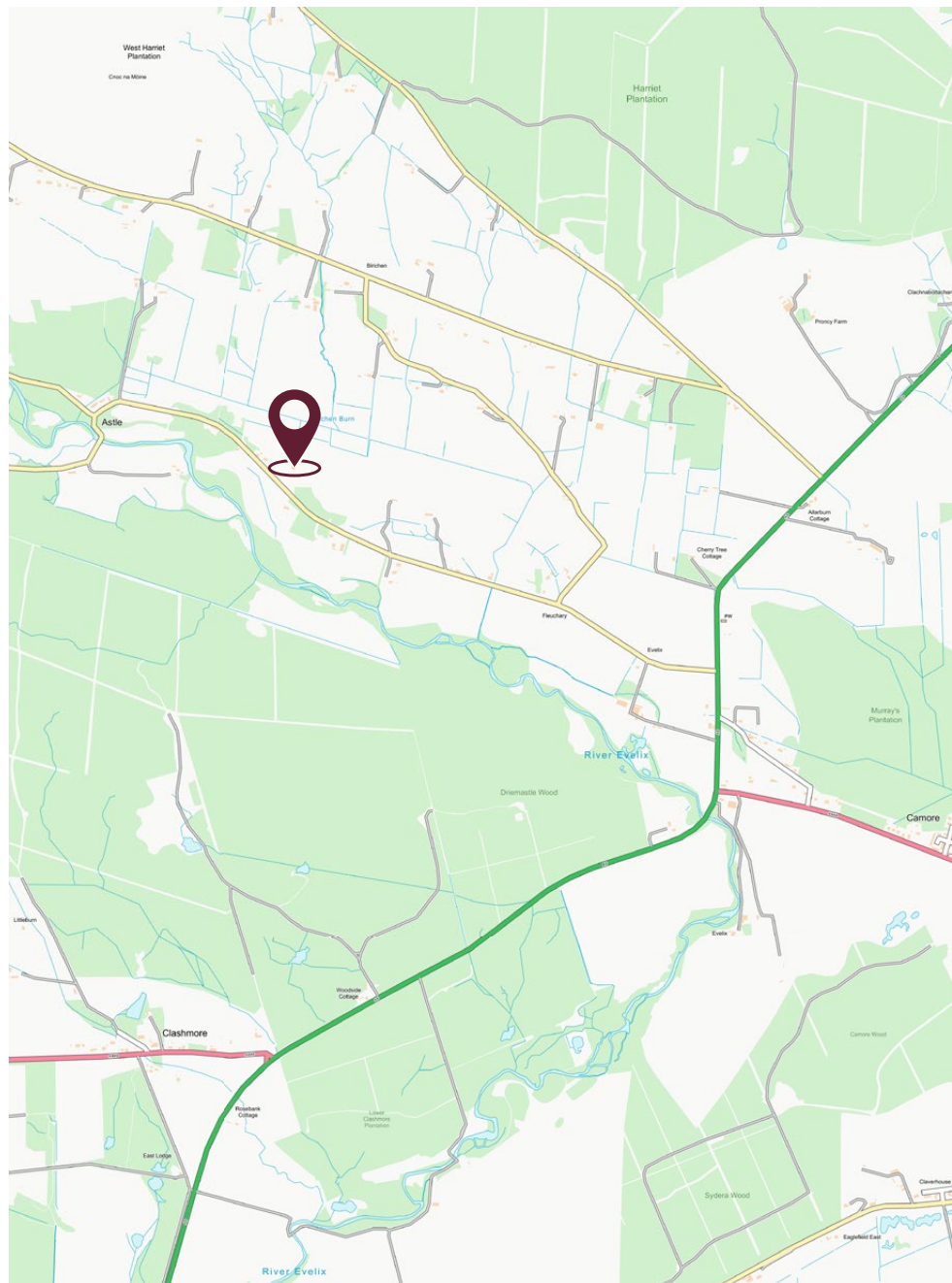
On the A9 heading north, pass Evelix service station and after 100 metres there is a road to the left signposted 'Aste 2m'. Travel 1.1 miles up the road and Gleniffer is situated on the right hand side about 100m back from the road.

Location:

<https://w3w.co/songbook.factor.ferrets>

Viewing:

Please contact Mr Mackay on 07887873504.

EPC Rating: D

These particulars are for guidance only and whilst all care has been taken in preparation, they are not intended to form part of a contract of purchase. No liability will be accepted for any deviations.

Any photographs used are purely illustrative and may demonstrate only the surrounds. They are not therefore to be taken as indicative of the extent of the property, or that the photographs are taken from within the boundaries of the property, or of what is included with the sale.



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